

# MONO COUNTY PLANNING COMMISSION

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## SPECIAL MEETING AGENDA

THURSDAY, FEBRUARY 1, 2007 - 10 A.M.

**MORNING: Walker Community Center, 399 Mule Deer Rd., Walker**  
**AFTERNOON: Supervisors Chambers, County Courthouse, Bridgeport**

### **MORNING: Walker Community Center, Walker, CA**

***\*TENTATIVE START TIMES (see note below)***

- 1. CALL TO ORDER**
- 2. PUBLIC COMMENT:** Opportunity to address the Planning Commission on items not on the agenda.
- 3. MEETING MINUTES:** Review and adopt minutes of: 1) Special Meeting of October 26, 2006, and 2) regular meeting of December 14, 2006.

**4. PUBLIC HEARINGS:**

***\*10:05 A.M.***

**USE PERMIT APPLICATION 31-06-08/Nygard.** *(Continued from Dec. 14, 2006, & Jan. 11, 2007.)*

The proposed project is located on a 34.72-acre parcel (APN 24-240-50) in the Antelope Valley on the west side of U.S. 395, just south of the U.S. Marine Corps housing. The project consists of construction of a 32-ft. x 60-ft. building by a nonprofit organization to be used for the Lady of the Valley Chapel. The building will be one story with a daylight basement, two bathrooms, kitchen, and seating for 100 people. A well and septic system will be provided. A single-family residence exists on site, and a cell tower on the parcel was recently approved. In accordance with Sections 15182 & 15183 of the CEQA Guidelines, a prior EIR is being used for this project. The General Plan designation is Rural Residential (RR). *Staff: Keith Hartstrom*

***\*10:30 A.M.***

**GENERAL PLAN AMENDMENT 06-02.** *(NOTE: Items 1-18 were considered Dec. 14, 2006.)*

- A.** 19) Change the Land Use Designation for APN 02-360-21, a 1.34-acre site acquired by the County for the Walker Paramedic Station, from Estate Residential (ER) to Public Facility (PF). *Staff: Keith Hartstrom & Greg Newbry*

**NOTE:** Part B will be considered at the afternoon session in Bridgeport.

- 5. FIELD REVIEW OF NORTH COUNTY PROJECTS:** Following the morning public hearings in Walker, a windshield tour beginning at the Walker Community Center will be conducted for the following proposed projects en route to Bridgeport for the afternoon session. The purpose of the field review is to familiarize the Planning Commission with the general setting and characteristics of these project sites. No action will be taken by the commission:

- 1) Use Permit 31-06-08/Nygard: See above Public Hearing for project description.

***More on back...***

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DISTRICT #1  
COMMISSIONER  
Rick Kattelman

DISTRICT #2  
COMMISSIONER  
Steve Shipley

DISTRICT #3  
COMMISSIONER  
Ron Black

DISTRICT #4  
COMMISSIONER  
Scott Bush

DISTRICT #5  
COMMISSIONER  
Sally Miller

- 2) Parcel Map 31-94/Carlson: Subdivision of 169 acres (end of Eastside Lane at the Nevada border) into four lots ranging in size from 10 acres to 17.46 acres + remainder parcel of 114.3 acres.
- 3) Parcel Map 31-95/Dunn & Pennington: Subdivision of 16.9 acres into three lots on Burcham Flat Road in Walker.
- 4) Parcel Map 32-58/Adams: Subdivision of 161.12 acres (10 miles south of Walker along U.S. 395) into four 4.1-acre parcels + remainder common-area parcel.
- 5) Parcel Map 32-56/Mead: Cluster subdivision of three lots of 17.8 acres each + open-space parcel on 120 acres along Burcham Flat Road east of U.S. 395 in Walker Canyon.
- 6) Parcel Map 32-57/Williams: Subdivision of 233.5 acres (east of Sonora junction on Burcham Flat Road about 1-2 miles north of U.S. 395) into six 38-acre lots.
- 7) Haley site: Site grading along U.S. 395 north-northeast of Fales hot springs.

*--- Lunch Break & Travel Time ---*

## **AFTERNOON: Supervisors Chambers, County Courthouse, Bridgeport, CA**

### **6. ACTION ITEM:**

**\*1:50 P.M.**

**RESCO DEVELOPMENT HOUSING MITIGATION AGREEMENT:** Consider recommending approval of alternative housing mitigation plan. *Staff: Larry Johnston*

### **7. PUBLIC HEARINGS:**

**\*2:00 P.M.**

#### **GENERAL PLAN AMENDMENT 06-02.**

**B.** 20) Update the Bridgeport/Lee Vining Airport Land Use Plan Goals and Maps to reflect recent plan changes adopted by the Airport Land Use Commission (ALUC) for Bryant Field and Lee Vining airports. State law requires local general plans and applicable specific plans to be consistent with the ALUC plan. *Staff: Keith Hartstrom & Greg Newbry*

**\*2:15 P.M.**

**USE PERMIT APPLICATION 34-06-09/Nextel.** The project is for placement of wireless telecommunication facilities, a 60' monopine and a 12' x 20' prefabricated equipment shelter. The pine-tree design monopine can hold as many as two cell phone carriers. The proposed project, located at 22 Vista Point Drive at the intersection of U.S. 395 and Hwy. 120 in Lee Vining, is on a 30-acre parcel (APN 21-080-24) that is partially developed with the Tioga Gas and Gift Mart and a small residential area that serves as employee housing. The General Plan designation is Specific Plan (SP). In accordance with Sections 15182 & 15183 of the CEQA Guidelines, a prior EIR is being used for this project. *Staff: Keith Hartstrom & Gwen Plummer*

### **8. ACTION ITEM:**

**\*3:00 P.M.**

**PLANNING COMMISSION RULES & REGULATIONS:** Consider amendment eliminating restriction on length of service. *Staff: Scott Burns*

### **9. REPORTS:**

#### **A. DIRECTOR**

#### **B. PLANNING COMMISSIONERS**

**10. INFORMATION:** No items.

**11. ADJOURN**

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**\*NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

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- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.